CVILLE PLANS TOGETHER

Planning Commission Meeting

September 14, 2021

Agenda

1. **Brief overview of major topic-specific chapter updates**
   - Summary of revisions, not inclusive of all changes. Please see the revised chapters at the link below for all updates. A version with tracked changes is available.
2. **Brief overview of Draft Implementation Chapter**
3. **Planning Commission input & discussion**

View all meeting materials, including the agenda, draft chapters, and this presentation here, or at cvilleplanstogether.com/stay-involved/

Draft Revisions to Topic-Specific Chapters

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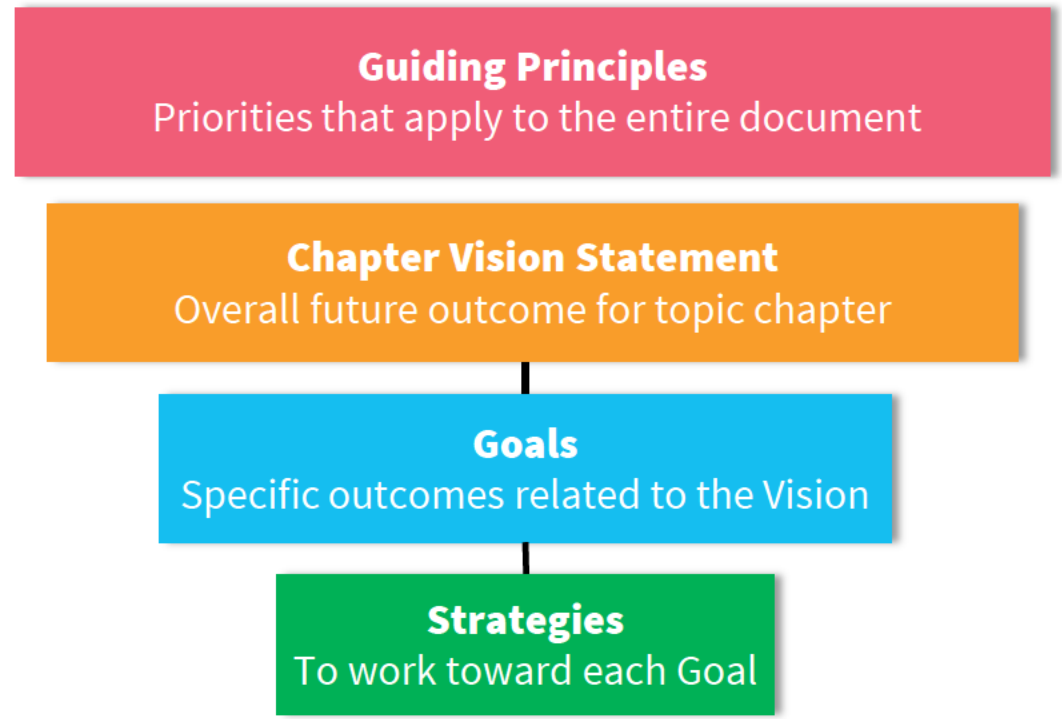
Chapter Overview

Comprehensive Plan Topic-Specific Chapters:

- Land Use, Urban Form, and Historic and Cultural Preservation
  - Includes the Future Land Use Map
- *Housing*
- *Transportation*
- *Environment, Climate, and Food Equity*
- *Economic Prosperity and Opportunity*
- *Community Facilities and Services*
- *Community Engagement and Collaboration (new since 2013 Comp. Plan)*

Chapter Structure



Land Use, Urban Form, and Historic & Cultural Pres.

Updates to the May 2021 draft include:

- **Clarifications**:
  - Strengthened connection between goals/strategies and the Future Land Use Map (FLUM) → **additional revisions expected as the FLUM is finalized**
  - Prioritization of infill and retention/reuse of existing structures
  - Details related to the Zoning Ordinance rewrite, including greater emphasis on support for increased housing affordability, design principles that can improve connectivity and quality of life, and considerations related to context and transitions
  - Small Area Plan process refinements
- **Additions**:
  - Urban Development Area designation for the city
  - Potential new Small Area Plan locations
  - Section describing the FLUM [*forthcoming*]
- **Other:**
  - Updates to the Narrative Appendix [*forthcoming*], including additional explanation of Design Control Districts

Housing

Updates to the May 2021 draft include:

- **Clarifications**:
  - Additional support for a range of housing typologies
  - Goals and strategies related to emergency shelter for unhoused community members
  - Greater emphasis on the need for staffing support and sustained funding for housing programs
  - **Additional revisions expected as the Future Land Use Map (FLUM) is finalized**

- **Additions**:
  - Introduction with more information about Affordable Housing Plan, including key connections to the Future Land Use Map and specific housing policies and strategies

Transportation

Updates to the May 2021 draft include:

- **Clarifications**:
  - More emphasis on the need to consider implementation of the Future Land Use Map and related areas of development and growth in decisions about transportation improvements
  - Parking considerations
  - Coordination with the forthcoming zoning rewrite
  - Emphasis on public involvement related to planning for transit, bicycle, and pedestrian facilities

- **Additions**:
  - Tracking areas of concern not reflected in crash data (“close calls”)
  - List of Priority Projects from the *Bike/Ped Master Plan* and *Streets That Work*

Environment, Climate, & Food Equity

Updates to the May 2021 draft include:

- **Clarifications**:
  - Increased emphasis on need to consider impervious surface changes and green infrastructure throughout the city

- **Additions**:
  - Sub-strategies related to exploration of Commercial Property Assessed Clean Energy (C-PACE) financing program and green banks
  - Strategy focused on coordination related to regional food system

Economic Prosperity & Opportunity

Updates to the May 2021 draft include:

- **Clarifications**:
  - Note that residential areas may, in certain instances, be appropriate for locating various types of commercial and business uses

- **Additions**:
  - Strategy focused on diversifying and broadening the current economic base, partnered with workforce development strategies

Community Facilities & Services

Updates to the May 2021 draft include:

- **Clarifications**:
  - Removal of gas infrastructure expansion and related strategy to reduce overall consumption
  - Considerations related to future Park & Recreation Master Plan process

- **Additions**:
  - Sub-strategy to consider the amount of population within walking distance when siting new public facilities
  - Considerations for larger community conversations about stormwater management
  - Urban agriculture considerations for public parks and open spaces

Community Engagement & Collaboration

Updates to the May 2021 draft include:

- **Clarifications**:
  - Added sub-strategies related to community training and education related to planning issues
  - Added sub-strategies related to fostering ongoing communication with residents and other stakeholders
  - Added sub-strategy related to considering an annual or bi-annual community survey

- **Additions**:
  - Provision of regular updates to the community about regional coordination on planning issues
  - Navigational updates for City website

Draft Implementation Chapter

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Implementation Chapter Structure

Overview of Draft Priority Areas and related Draft Priority Strategies

- Identified key priorities based on community conversations and feedback as well as Affordable Housing Plan strategic initiatives
- Purpose is to distill the 300+ strategies in the Comprehensive Plan to key next steps for Priority Areas

Priority Strategy Implementation Table

- Includes: Measures of Progress, Timeline, Implementation Lead and Support, Source of Strategy

Priority Transportation Project Map and List

Appendix: Implementation Tables for each Topic-Specific Chapter

- Linked at beginning of Implementation Chapter
- Measures of Progress, Timeline, Implementation Lead and Support, Source of Strategy

Priority Areas (Draft)

- Support **the development of more housing** throughout the city, with a focus on creation of more housing that is **affordable to more people**, especially those with the **greatest need**. (8 Strategies)
- Make sure all people have access to opportunities and the **tools they need to thrive and succeed**. (5 Strategies)
- Work to both mitigate and prepare for the **impacts of climate change**. (5 Strategies)
- **Make it safer, easier, and more desirable** to walk, ride a bicycle, or use other **non-vehicle transportation options**. (5 Strategies)
- **Keep Charlottesville green, make it greener**, and **protect the natural environment** and the many benefits it provides. (2 Strategies)
- Continue to evolve and improve **communication and collaboration**. (3 Strategies)

All Priority Strategies available in Appendix slides

Planning Commission Discussion

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Appendix: All Priority Strategies

(Draft, for discussion as desired by the Planning Commission)

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Support **the development of more housing** throughout the city, with a focus on creation of more housing that is **affordable to more people**, especially those with the **greatest need**. (8 Strategies)

1. **Housing Strategy 1.1:** Dedicate $10M in average annual spending to fund affordable housing programs and identify a sustainable and reliable source of dedicated funding to maintain this level of funding for ten years.

2. **Housing Strategy 5.1:** Hire a Housing Programs Coordinator and other City staff at a level needed to facilitate achieving the goals of the Comprehensive Plan and 2021 Affordable Housing Plan.

3. **Housing Strategy 8.1**: Partner with Albemarle County, the University of Virginia (UVA), and other regional partners to coordinate housing plan goals and work toward shared regional outcomes, including improved affordability and access to housing options.

4. **Land Use, Urban Form, and Historic and Cultural Preservation Strategy 1.4**: Evaluate existing and potential new programs for protecting communities at risk of displacement, as well as protecting existing affordable housing, historic buildings, and other resources.

5. **Land Use, Urban Form, and Historic and Cultural Preservation Strategy 2.1**: Promote context-sensitive planning to maintain and enhance the distinct identities of Charlottesville's neighborhoods and corridors.

6. **Land Use, Urban Form, and Historic and Cultural Preservation Strategy 4.3**: Implement zoning changes needed to support the creation of more housing, including affordable housing opportunities, throughout the city.

7. **Land Use, Urban Form, and Historic and Cultural Preservation Strategy 4.4**: Define parameters for an inclusionary zoning policy, which requires that certain residential developments include some affordable homes. Set targets for the number and affordability levels of homes as well as other parameters.

8. **Community Facilities & Services Strategy 1.1**: Ensure that community planning addresses and responds to the impact of population growth on all public facilities, school facilities, and other infrastructure.

Make sure all people have access to opportunities and the **tools they need to thrive and succeed**. (5 Strategies)

1. **Housing Strategy 1.2**: Prioritize funding for those with the greatest need and attach funding awards to community representation, duration of affordability, and leverage of non-public funds.

2. **Housing Strategy 3.1:** Ensure that adequate emergency housing is accessible for unhoused citizens in need of safe shelter.

3. **Economic Prosperity & Opportunity Strategy 2.1**: In partnership with ongoing regional efforts, implement business recovery strategies to address impacts from COVID-19.

4. **Economic Prosperity & Opportunity Strategy 3.4:** In order to diversify and broaden the current economic base, to both grow the number of available job opportunities and ensure sustainability of the local economy, consider industries that may address a current gap or future need in Charlottesville (including green jobs) and implement recruitment strategies, partnering these efforts with job training and workforce development strategies.

5. **Environment, Climate, and Food Equity Strategy 4.1:** Commit to eliminating food deserts through strategic support and collaboration of organizations, community members, health institutions, and City departments focused on cultivating healthy food access through programs and supporting the creation of affordable markets in or within walking distance to low-income neighborhoods.

Work to both **mitigate and prepare for** the **impacts of climate change**. (5 Strategies)

1. **Environment, Climate, and Food Equity Strategy 1.1**: Once adopted, implement the Climate Action Plan (CAP), with a focus on equity and regular community and stakeholder involvement throughout the process.

2. **Environment, Climate, and Food Equity Strategy 2.1**: Prepare a climate hazard risk assessment.

3. **Environment, Climate, and Food Equity Strategy 5.1**: Prioritize locations for green infrastructure improvements, including strategies outlined in GreenPrint 1.0, to improve stormwater management, flood mitigation, air and water quality, habitat, species migration, connectivity, and livability.

4. **Community Facilities & Services Strategy 10.6:** Continue to advance the understanding of best policy and practice related to the City's public/private stormwater conveyance system with the goal of integrating public responsibility and private needs and incorporating green infrastructure wherever feasible.

5. **Land Use, Urban Form, and Historic and Cultural Preservation Strategy 4.2:** Implement changes to the Zoning Ordinance needed to support community health and well-being, context-sensitive design, environmental protection, and climate change mitigation and preparedness.

Make it safer, easier, and more desirable to walk, ride a bicycle, or use other **non-vehicle transportation options**. (5 Strategies)

1. **Transportation Strategy 1.1:** Continue to implement projects from the City's Bicycle and Pedestrian Master Plan, Streets that Work Plan, Safe Routes to School planning, and small areas plans, prioritizing underserved neighborhoods, locations lacking connectivity to destinations in the city, and improvements needed within Future Land Use Map nodes, corridors, and other areas of increased development. ***[See related Priority Projects map and tables.]***

2. **Transportation Strategy 1.3**: Create safe walking and biking routes to every public school in the city, prioritizing schools with the highest percentages of free and reduced lunch participants.

3. **Transportation Strategy 2.1**: Update City regulations (including zoning and the Standards and Design Manual), to incorporate design techniques that incentivize urban scale and walkable communities in all areas of the city.

4. **Transportation Strategy 5.1**: Participate in the Regional Transit Partnership and the development of the Charlottesville Area Regional Transit Vision Plan to develop a transit system that adequately and equitably serves the residents of the entire Charlottesville-Albemarle community.

5. **Housing Strategy 2.2**: Promote housing redevelopment and infill development that supports bicycle- and pedestrian- oriented infrastructure improvements and robust public transportation to better connect residents to jobs and commercial activity.

Keep Charlottesville green, make it greener, and **protect the natural environment** and the many benefits it provides. (2 Strategies)

1. **Environment, Climate, and Food Equity Strategy 6.1:** Monitor, protect, and expand the urban tree canopy cover both at citywide and neighborhood levels.

2. **Community Facilities and Services Strategy 13.1**: Identify and prioritize acquisition of properties that can serve a cross functional purpose as parkland/ public space and provide an opportunity to enhance environmental performance including through green infrastructure investments.

Continue to evolve and improve **communication and collaboration**. (3 Strategies)

1. **Community Engagement & Collaboration Strategy 2.1**: Establish and use guidelines and metrics to ensure inclusive community engagement in City-led processes.

2. **Community Engagement & Collaboration Strategy 2.2**: Foster ongoing communication and partnerships with residents, Neighborhood Associations, businesses, boards, commissions, UVA, Albemarle County, etc. to ensure all stakeholders are involved in planning processes and decision-making.

3. **Community Engagement & Collaboration Strategy 4.1**: Evaluate the need for a new Community Engagement staff position or group within NDS, to lead relationship management across stakeholders and to ensure ensuring a consistent level of effective community engagement.